Bill Garrett
Batch# 119298
07/23/2018 02:08:00 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20180723-0071590

THIS INSTRUMENT PREPARED BY:
Paul A. Gontarek
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Michael D. Garner, Affiant

Subscribed and sworn to before me,
this 18th day of July, 2018.

CINDY GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

Address of new owners:	Send Tax Bills to:	Map-Parcel Number:
Susan D. Garner 109 Brighton Close Nashville, TN 37205	SAME	051150A05100CO

KNOW ALL MEN BY THESE PRESENTS that, for an in consideration of the sum of Ten Dollars and No/100 Cents ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **MICHAEL D. GARNER** and **K. DAVID GARNER** (the "Grantors"), hereby quitclaim and convey unto **SUSAN L. GARNER** (the "Grantee"), her successors and assigns, any and all right, title, or interest in and to that certain real property located in Davidson County, Tennessee, being more particularly described below, that the Grantors may have as a result of being surviving children and heirs-at-law of Peggy Garner and Kenneth D. Garner:

> Being Unit No. K-51 as shown on the Plat of Quail Creek condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together

with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44 *et seq.*, said Register's Office.

Being the same property conveyed to Peggy Garner and Kenneth D. Garner, wife and husband, and Susan L. Garner, married, as tenants in common, by Warranty Deed from Frank Dale Brady, Darryl Richard Brady, and Danny Thomas Brady dated August 12, 2010, of record as Instrument Number 20100922-0075475 in the Register's Office for Davidson County, Tennessee. Peggy Garner died intestate on February 23, 2013 (her intestate estate probated in Case No. 16P-610 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division). The beneficiaries of Peggy Garner's intestate estate were her surviving spouse, Kenneth D. Garner, and her three children, Susan L. Garner, K. David Garner, and Michael D. Garner. Kenneth D. Garner died intestate on April 19, 2015 (his intestate estate probated in Case No. 16P-609 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division). The beneficiaries of Kenneth D. Garner's intestate estate are his three children, Susan L. Garner, K. David Garner, and Michael D. Garner. Michael D. Garner and K. David Garner intend that, by executing this Quitclaim Deed, Susan L. Garner will become the fee simple owner of the property described herein.

This is improved property known as 420 Walton Lane, Unit K-51, Madison, Tennessee 37115.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to Peggy Garner, Kenneth D. Garner, and Susan L. Garner.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

DATED this the 29 day of June, 2018.

MICHAEL D. GARNER

K. DAVID GARNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. GARNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 18th day of July, 2018.

Cindy Gaskins
Notary Public

My Commission Expires: _____

CINDY GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE)
OVERTON)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. DAVID GARNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 29th day of June, 2018.

MOLLY TALENT
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

Molly Talent
Notary Public

My Commission Expires: 10/29/19